

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 11-B-23-UR                      **Related File Number:**  
**Application Filed:** 9/26/2023              **Date of Revision:**  
**Applicant:** SAMUEL HARWARD

## PROPERTY INFORMATION

**General Location:** North side of River Dr at Burchfield Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 76 J B 002.01                      **Jurisdiction:** County  
**Size of Tract:** 0.76 acres  
**Accessibility:** Access is via River Drive, a local street with a 15-ft pavement width within 51-ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Garage apartment                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is in a single family residential subdivision on the east side of Oak Ridge Highway along the Clinch River.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 8117 RIVER DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA(k) (Low Density Residential) with conditions  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** A rezoning from RAE to RA was approved in August 2023 (File# 8-J-23-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the use of a garage apartment as a secondary structure to the existing primary single family residential home, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the utility provider and/or the Knox County Health Department.

Comments:

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
  - A. The RA zone is consistent with the LDR (Low Density Residential) land use designation recommended in the Northwest County Sector Plan.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
  - A. This residential zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment. The proposed use of a garage apartment is consistent with the general purpose of the zoning ordinance.
  - B. The proposed development plans for the garage apartment secondary to the single family residential home are consistent with the standards of the RA zone.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
  - A. While there are no garage apartments in the existing neighborhood, the addition of a single dwelling in an accessory structure does not represent a significant increase in the density of the neighborhood. The proposed structure is situated next to the primary structure with a 95-ft front setback and 100-ft side yard setback. It will be largely obscured from view by existing vegetation that is to remain.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
  - A. The proposed single-family dwelling and garage apartment is not expected to injure the value of adjacent properties in the area since the proposed garage apartment does not significantly increase density.
- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
  - A. This proposed development will not draw a significant amount of additional traffic through residential areas.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
  - A. There are no known uses in the area that could cause a potential hazard or create an undesirable environment for the proposed use.

Action:

Approved with Conditions

Meeting Date: 11/9/2023

Details of Action:

Summary of Action:

Approve the use of a garage apartment as a secondary structure to the existing primary single family

residential home, subject to 3 conditions.

**Date of Approval:**

11/9/2023

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knoxville-Knox County Planning Commission

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**